



Guide Price £350,000

Kingsway Road, Evington, Leicester, LE5 5TH

- Semi Detached Property
- Two Reception Rooms
- Three Bedrooms
- DG, GCH, EPC D & Freehold
- Beautiful Landscaped Gardens
- Entrance Hallway
- Fitted Kitchen
- Bathroom Suite & Separate WC
- Council Tax Band C
- Driveway & Garage



AN ATTRACTIVE THREE BED PERIOD SEMI DETACHED PROPERTY superbly situated in the sought after city suburb of Evington, being well served for the City Centre, city hospitals, local places of worship and an array of amenities can be found along the popular Evington Road. This extremely well maintained living accommodation retains plenty of character features and offers scope for further extension or improvements (STPP). The property would provide a very comfortable family home that briefly comprises, entrance hallway, dual aspect living room, dining room and fitted kitchen. To the first floor are three family bedrooms, two piece bathroom with separate wc. The property benefits from beautiful landscaped front & rear gardens, paved driveway and garage.

EARLY VIEWING HIGHLY RECOMMENDED



ENTRANCE HALLWAY

Comprising picture rails, useful under stairs storage cupboard, central heating radiator and staircase to first floor:



LIVING ROOM

21'9 (into bay) x 11'5 (6.63m (into bay) x 3.48m)

Contemporary feature gas fireplace, picture rails, central heating

radiator, double glazed French door with matching side panels extending to the rear garden and double glazed bay window to front elevation:



DINING ROOM

12 x 11'2 (3.66m x 3.40m)

With a central heating radiator, picture rails and double glazed window to rear elevation:



KITCHEN

14'9 x 8'10 (4.50m x 2.69m)

This L-shaped kitchen is fitted with a range of base, wall and drawer units with complementary work surfaces over and tiled splashbacks. Features include a built in 'Neff' oven and grill, 'Bloomberg' four ring gas hob, integrated dishwasher, plumbing for washing machine, space for under-counter fridge and stainless steel sink. Enjoying views of the front elevation through a double glazed box bay window, central heating radiator and a door giving access to the garage;



FIRST FLOOR

With double glazed window to the front elevation, picture rails and loft access:



BEDROOM TWO

12 x 11'1 (3.66m x 3.38m)

Having double glazed window to the rear elevation, central heating radiator and picture rails:



BEDROOM ONE

12'5 x 11'5 (3.78m x 3.48m)

Having double glazed window to the rear elevation, central heating radiator and picture rails:



BEDROOM THREE

11'4 x 6'7 (3.45m x 2.01m)

Having double glazed window to the front elevation, central heating radiator and picture rails:



BATHROOM

9'2 x 5'3 (2.79m x 1.60m)

Fitted with a two piece suite comprising panelled bath with electric shower over, pedestal sink with tiled surround, obscure double glazed window to the side, built in airing cupboard housing boiler and central heating radiator:

SEPARATE WC

Comprising a wc and wall mounted wash hand basin, with wood effect laminate flooring and an obscure window to the front elevation:

FRONT GARDEN

With rockery inset with flowers, interspersed with neat pebbled recess and steps leading to front door, paved driveway to the side leading to garage:

GARAGE

29 x 7'9 (8.84m x 2.36m)

With electric up and over door to the front elevation, power & lighting, built-in storage area:



REAR GARDEN

Attractive established good sized garden with paved patio area, steps leading to further gravelled zones for seating and al-fresco dining, mainly laid to lawn and edged with a variety of flowerbeds filled with shrubs. Having mature trees to borders, fenced perimeter and out-buildings providing storage:

FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.

Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

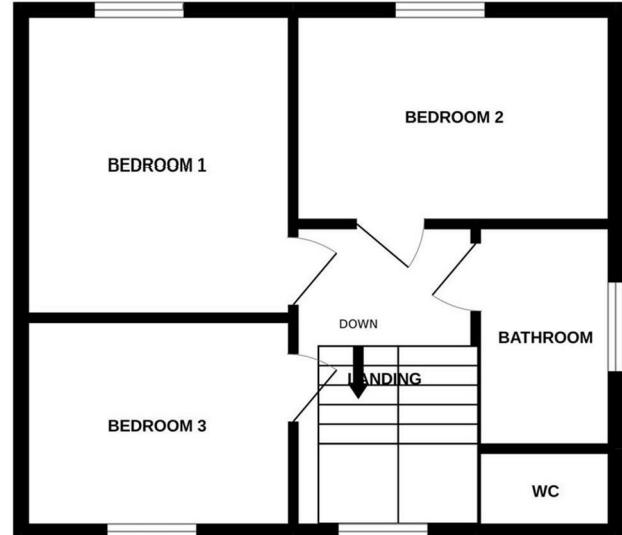
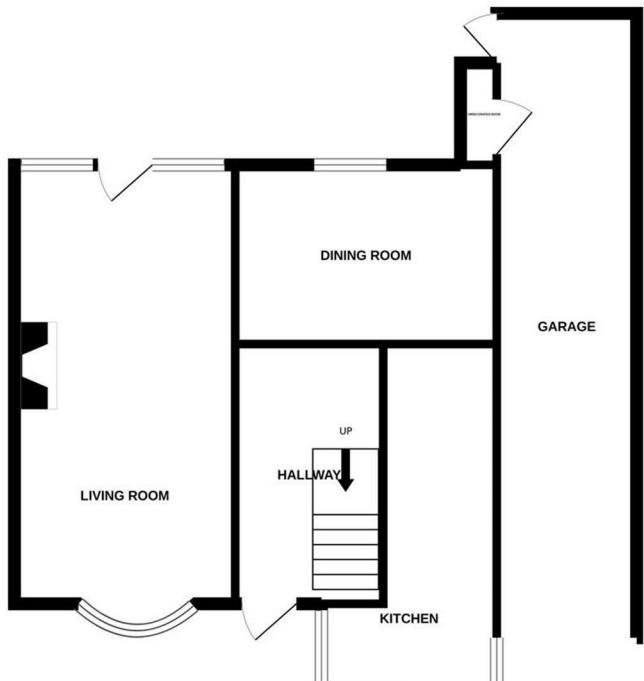
MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

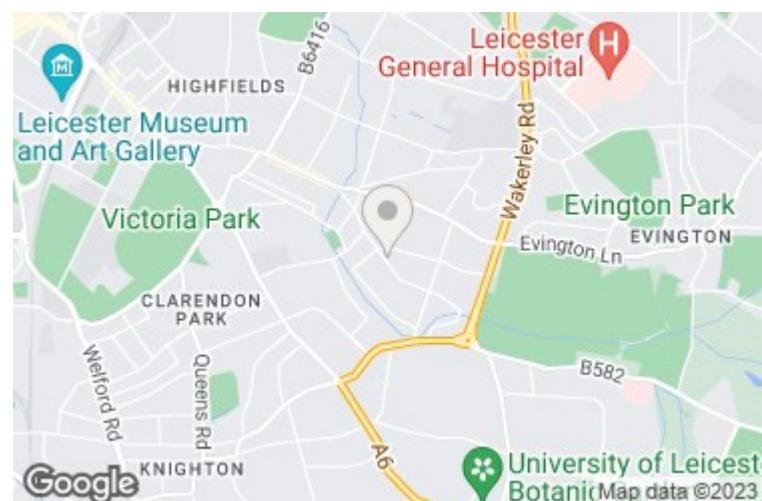
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:
Monday to Friday 9am - 5.30pm
Saturday 9am - 4pm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Est.1985
Barkers

THINKING OF SELLING?



WE OFFER THE FOLLOWING:

- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

